

MINUTES OF ADJOURNED REGULAR MEETINGS OF  
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY  
OF THE CITY OF CHULA VISTA

September 30, 2003

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 7:31 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, Salas, and Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: McCann, Rindone (both excused)

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City Attorney Moore, and City Clerk Bigelow

CONSENT CALENDAR

Item No. 3, requiring a 4/5ths vote, was continued to October 7, 2003.

1. APPROVAL OF MINUTES of September 16, 2003
2. AGENCY RESOLUTION NO. 1843, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING AN AMENDED AND RESTATED OWNER PARTICIPATION AGREEMENT WITH HERCAB LIMITED LIABILITY COMPANY FOR THE DEVELOPMENT OF A 11,702 SQUARE FOOT CONCRETE BUILDING FOR A WAREHOUSE, RESEARCH, OFFICE, AND DISTRIBUTION CENTER AT 725 MAIN STREET WITHIN THE OTAY VALLEY REDEVELOPMENT PROJECT AREA AND AUTHORIZING CHAIR TO EXECUTE SAID AGREEMENT

Hercab Limited Liability proposes an 11,702 square-foot, industrial, concrete tilt-up building at 725 Main Street for use as a warehouse, research, office, and distribution center. The site is in the Otay Valley redevelopment project area. If approved, Industrial Automation and Control, which has signed a long-term lease with Hercab, would develop the property for its business in accordance with the approved plans. Industrial Automation and Control specializes in the design of control panels for the food industry. (Community Development Director)

Staff recommendation: Agency adopt the resolution.

3. RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE 2003 HOLIDAY LIGHTING PROGRAM; AUTHORIZING WAIVING THE FORMAL BIDDING PROCESS AND AWARDED A SOLE SOURCE PURCHASE AGREEMENT TO DEKRA-LITE; APPROPRIATING FROM THE AVAILABLE BALANCE OF THE RCT FUND (\$54,000) AND TCI FUND (\$17,400); AND DIRECTING STAFF TO IMPLEMENT THE 2003 HOLIDAY LIGHTING PROGRAM

## CONSENT CALENDAR (Continued)

The holiday lighting program is a continued effort undertaken by the City to celebrate the holiday season. Since the program's inception in 1999, Dekra-Lite has decorated the downtown area with a variety of colorful holiday lights, displays, and thematic banners, and has also lighted three freeway overpasses. The 2003 holiday lighting program will officially commence following the conclusion of the downtown starlight Yule parade, which usually takes place on the first Saturday of December. Part of the program involves installing tree lights in the downtown area in mid-October and keeping them up until April to correspond to daylight savings time. (Community Development Director)

Staff recommendation: Council/Agency continue this item to October 7, 2003.

ACTION: Chair/Mayor Padilla moved to continue Item 3 and approve staff recommendations on Items 1 and 2, headings read, texts waived. The motion carried 3-0.

## ORAL COMMUNICATIONS

There were none.

## OTHER BUSINESS

### 4. DIRECTOR'S REPORTS

There were none.

### 5. CHAIR/MAYOR REPORTS

There were none.

### 6. AGENCY/COUNCIL COMMENTS

There were none.

## CLOSED SESSION

### 7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54956.8

a. Property: Assessor Parcel Nos. 619-121-01 and 619-121-02  
(approximately 0.14 acres) located at Third and Naples

Negotiating Parties: Laurie Madigan, Byron Estes, Elizabeth Wagner-Hull,  
Linda Bartz, (Agency/City), and Mrs. Elisa Flores and Mrs.  
Raquel Ruelas

Under Negotiation: Instructions to negotiators

ACTION: Direction was given to staff.

CLOSED SESSION (Continued)

8. CONFERENCE WITH LEGAL COUNSEL REGARDING INITIATION OF LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(C)  
One case

ACTION: Direction was given to staff.

9. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(A)  
City/Agency vs. IT Group, Inc, et. al. [Case No. 02-10118 (MFW)]

No reportable action was taken on this item.

ADJOURNMENT

At 8:30 p.m., Chair/Mayor Padilla adjourned the meeting to the Regular Meeting of the Redevelopment Agency on October 7, 2003, at 4:00 p.m., immediately following the City Council meeting.

Susan Bigelow, CMC, City Clerk